

169.0

0003

0008.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

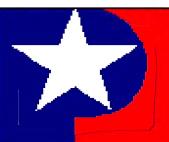
732,100 / 732,100

USE VALUE:

732,100 / 732,100

ASSESSED:

732,100 / 732,100



PROPERTY LOCATION

No	Alt No	Direction/Street/City
81		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: CHEMELLI WILLIAM J/MARY ANN

Owner 2:

Owner 3:

Street 1: 81 WACHUSETT AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02476		Type:

PREVIOUS OWNER

Owner 1: ZONA JOSEPH J -

Owner 2: ZONA MEREDITH S -

Street 1: 81 WACHUSETT AVE

Twn/City: ARLINGTON

St/Prov: MA	Cntry	
Postal: 02476		

NARRATIVE DESCRIPTION

This parcel contains .147 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Vinyl Exterior and 1845 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6388	Sq. Ft.	Site			0	70.	0.96	7									428,147						428,100	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value			Legal Description				User Acct	
101	6388.000	304,000		428,100	732,100							111863	
Total Card	0.147	304,000		428,100	732,100							GIS Ref	
Total Parcel	0.147	304,000		428,100	732,100							GIS Ref	
Source:	Market Adj Cost			Total Value per SQ unit /Card:	396.80	/Parcel:	396.80					Insp Date	
												07/28/18	

USER DEFINED

Prior Id # 1:	111863
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	Date Time
	12/30/21 16:04:16
LAST REV	Date Time
	08/09/18 17:17:26
	apro
	13057
	ASR Map:
	Fact Dist:
	Reval Dist:
	Year:
	LandReason:
	BldReason:
	CivilDistrict:
	Ratio:

Parcel ID 169.0-0003-0008.B

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	304,000	0	6,388.	428,100	732,100		Year end	12/23/2021
2021	101	FV	293,900	0	6,388.	428,100	722,000		Year End Roll	12/10/2020
2020	101	FV	293,900	0	6,388.	428,100	722,000		Year End Roll	12/18/2019
2019	101	FV	235,200	0	6,388.	428,100	663,300	663,300	Year End Roll	1/3/2019
2018	101	FV	239,100	0	6,388.	360,900	600,000	600,000	Year End Roll	12/20/2017
2017	101	FV	239,100	0	6,388.	330,300	569,400	569,400	Year End Roll	1/3/2017
2016	101	FV	239,100	0	6,388.	281,400	520,500	520,500	Year End	1/4/2016
2015	101	FV	225,100	0	6,388.	244,700	469,800	469,800	Year End Roll	12/11/2014

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZONA JOSEPH J	48935-31		2/1/2007		461,500	No	No		
	13783-603		9/1/1979		73,750	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/5/2016	574	New Wind	6,350					new windows
6/7/2013	82-	Manual	2,148					
3/26/2006	138	Re-Roof	7,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/28/2018	Inspected	HS	Hanne S
6/14/2018	MEAS&NOTICE	BS	Barbara S
3/10/2009	Inspected	189	PATRIOT
12/8/2008	Measured	294	PATRIOT
12/3/2008	MLS	MM	Mary M
5/16/2007	MLS	HC	Helen Chinal
3/4/2000	Inspected	263	PATRIOT
12/13/1999	Measured	243	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA / / /

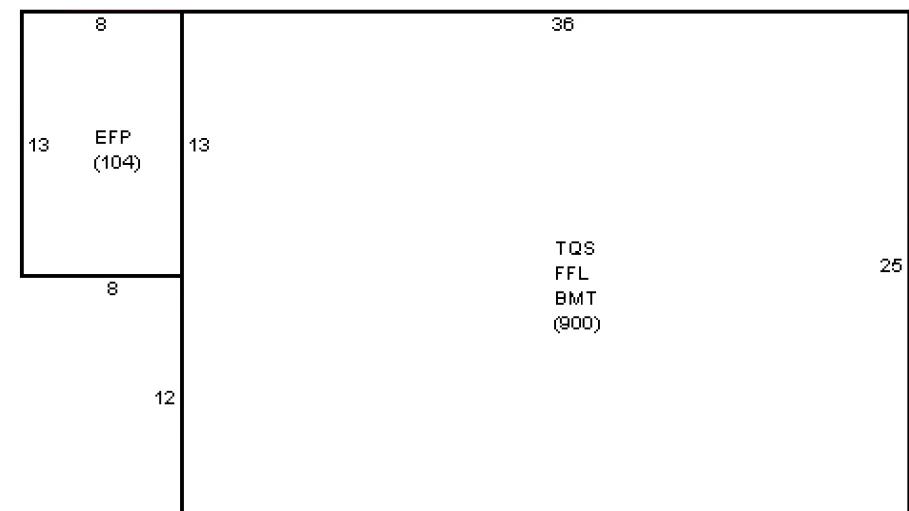
EXTERIOR INFORMATION

Type:	5 - Cape	
Sty Ht:	1T - 1 & 3/4 Sty	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1953
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	3 - Hardwood 30%
Bsmt Flr:	14 - Asphalt Tile
Subfloor:	
Bsmt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	18.6	%

CALC SUMMARY

Basic \$ / SQ:	110.00
Size Adj.:	1.31666660
Const Adj.:	0.99297005
Adj \$ / SQ:	143.815
Other Features:	95000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	373426
Depreciation:	69457
Depreciated Total:	303968

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:		Before Depr:	143.82	
Special Features:	0	Val/Su Net:	117.88	
Final Total:	304000	Val/Su SzAd:	193.02	

PARCEL ID

169.0-0003-0008.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N

Total Yard Items:

Total Special Features:

Total:

IMAGE**AssessPro Patriot Properties, Inc**